

Michael Gagan, Chair
William Talcott, Vice-Chair
Robert S. Largess, Jr.
Scott Paul
Walter A. Baker



Sutton Town Hall
4 Uxbridge Road
Sutton, Massachusetts 01590
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Jennifer S. Hager,
Planning & Economic Development Director

TOWN OF SUTTON PLANNING BOARD & DEPARTMENT

PUBLIC HEARING NOTICE SUTTON PLANNING BOARD

In accordance with the provisions of M.G.L. Chapter 41, § 81T, the Planning Board will hold a public hearing on the application of Flynn Group Consulting, Framingham, MA for a definitive subdivision plan on land owned by Sutton Douglas Development, LLC, Hopkinton, MA. The application proposes to construct a 31-lot single family residential development to be located at 61 Duval Road in Sutton and Mumford Road (4.68 +/- acres) and 5 Forest Street in Douglas (126 +/- acres).

The hearing will be held on March 14, 2022 at 7:00 P.M. This meeting will be held in person at Town Hall. Persons may also attend and participate virtually in the hearing by using the online Zoom application at: <https://zoom.us/join> or via phone at 1-929-205-6099 US (New York)

Meeting ID: 836 5374 1788 Password: 078157

A copy of the plan and application can be inspected in the Office of the Town Clerk during normal office hours.

Any person interested, or wishing to be heard on the proposed plan, should appear at the time and place designated.

Michael Gagan, Chair

*Published in the Worcester Telegram – 2/25/2022
Millbury/Sutton Chronicle – 3/3/22*

TOWN OF SUTTON
22 FEB 22 PM 1:13 *lji*



TOWN OF UPTON, MASSACHUSETTS

Code Enforcement Department Zoning Board of Appeals

Special Permit and/or Variance Decision

Applicant Name: Leonardo Parreira
71 Hopkinton Road Realty Trust
92 Hopkinton Rd
Upton MA 01568

Property Location: 71 Hopkinton Rd
Book: 66928 **Page:** 77

Notice of Hearing – Milford Daily News:
Date: 1/1/2022 **Date:** 2/8/2022

Hearing Date: Wed., February 16, 2022
Hearing Place: REMOTE MEETING

Board Members Present:
William Andrews
Richard Desjardins

Alternate Board Members Present:
Robert Humes
Eric Reustle

Applicants Request: Application of Leonardo Parreira/71 Hopkinton Road Realty Trust, 92 Hopkinton Rd, Upton MA for a Special Permit to allow a roofing business with equipment on the property at 71 Hopkinton Rd.

Applicable Section of Zoning Bylaw/Ordinance: Section 300-3 Use Regulations

Decision: Upon discussion a motion was made and seconded to approve a Special Permit to Leonardo Parreira/71 Hopkinton Road Realty Trust, 92 Hopkinton Rd, Upton MA for a roofing business at 71 Hopkinton Rd with the following conditions: all materials are to be stored inside, no pallets outside; and no crew or employees are to be on the premises later than 3 hours after dark, no noise at night. Roll call vote of the following members of the Board of Appeals to approve the Special Permit:

William Andrews	Yes
Richard Desjardins	Yes
Robert Humes	Yes

Richard Desjardins, Acting Chairman
Zoning Board of Appeals

RCVD TOWN CLK UPTON
2022 FEB 22 AM 10:20

An appeal from the decision of the Upton Zoning Board of Appeals may be made by any person aggrieved pursuant to MGL Chapter 40A, section 17, as amended, within twenty days of the date of filing of a notice of decision at the Office of the Town Clerk.

**TOWN OF MILLBURY, MASSACHUSETTS
The Planning Board**

NOTICE OF DECISION

**SITE PLAN APPROVAL &
STORMWATER MANAGEMENT PERMIT**

**1497 GRAFTON WORCESTER ROAD, MILLBURY, MA
Assessor's Map 6, Lot 190**

RECEIVED
TOWN OF MILLBURY
22 FEB 16 AM 10:18
MILLBURY, MASS.

Applicant/Owner:

Date: February 14, 2022

**Parklund Place, LLC
4 Abbott Place
Millbury, MA 01527**

Application Filed: November 23, 2021

On January 10, 2022, the Planning Board held a public hearing on the application of Parklund Place, LLC for Site Plan Review under Article I, Section 12.4 of the Millbury Zoning Bylaw and for a Post-Construction Stormwater Management Permit under Title 13, Chapter 13.15 of the Millbury Municipal Code for property located at 1497 Grafton Worcester Road, Millbury, MA. The Applicant wants to construct a duplex, parking lot with 6 spaces and associated improvements. With the Applicant's consent, the hearing was continued to January 24, 2022 (no testimony taken) and February 7, 2022, on which date the hearing was closed. Both sessions of the public hearing when testimony was taken were broadcast live on Millbury Public Access Television, live-streamed via Millbury Public Access Television website, and live-streamed via ZOOM video and audio conferencing, allowing members of the public to follow the proceedings of the Planning Board while they were occurring and members of the public to participate in the hearing through real-time active participation, in accordance with the Governor's Executive Order Suspending Certain Provisions of the Open Meeting Law, G.L. c. 30A, § 20, dated March 12, 2020 and Chapter 20 of the Acts of 2021.

Upon closing the public hearing, the Planning Board voted to **GRANT** site plan approval under Article I, Section 12.4 of the Zoning Bylaws and stormwater management permit under Title 13, Chapter 13.15 of the Millbury Municipal Code subject to conditions, safeguards and limitations on time or use. VOTE: Members present: Richard Gosselin (yes), Mat Ashmankas (yes), Bruce DeVault (yes), Terry Burke Dotson (yes), and Paul Piktelis (yes).

The decision of the Board, together with a detailed record of its proceedings stating the reasons for the decision, shall be filed within 14 days after the hearing, in the office of the Town Clerk. Decision filed with Clerk February 16, 2022

IMPORTANT: Pursuant to Article I, Section 12.49(f), of the Millbury Zoning Bylaw, any appeal from this Planning Board decision can be made only pursuant to M.G.L. c. 40A, Sec. 17, and must be filed within twenty (20) days after the date of filing of the decision with the Town Clerk.

MILLBURY PLANNING BOARD

Clerk

City of Worcester, Massachusetts

Russell Karlstad,
Chair



Jordan Berg Powers, *Vice Chair*
George Cortes
Anthony Dell'Aera
Eric Torkornoo
Nathan Sabo, *Alternate Member*

PUBLIC HEARING NOTICE Zoning Board of Appeals 43 Lancaster Street (MBL 02-043-00094)

Gregory Lavelle applied to the Zoning Board of Appeals seeking the following from the requirements of the Worcester Zoning Ordinance (ZB-2021-038):

Special Permit: To modify dimensional standards for a Residential Conversion (Article IV, Section 9)

Special Permit: To modify parking, loading requirements, dimensional requirements, layout, and/or the number of required spaces and/or landscaping requirements (Article IV, Section 7, A. 2)

Variance: For relief from the minimum parking requirements for a residential use (Article IV, Section 7, Table 4.4.)

Presently on the premises is a low-rise residential building with 3 units and associated off-street parking. The property is located within an RG-5 (Residence, General) zoning district. The applicant seeks to convert a portion of the existing building into one (1) additional dwelling unit (for a total of 4 dwelling units), and to conduct associated site work.

A public hearing on the application will be held on **Monday, March 21, 2021 at 5:30 PM** in the Levi Lincoln Chamber, 3rd floor of the City Hall, 455 Main Street, Worcester, MA. Meeting attendees will additionally have options to participate remotely by joining online using this link <https://cow.webex.com/meet/zoningboardofappealswebex> and/or calling **415-655-0001** (Access Code: 160 884 7670).

Application materials may be viewed online at: <http://www.worcesterma.gov/planning-regulatory/boards/zoning-board-of-appeals>, or at City Hall, 455 Main Street, Rm. 404, Worcester, MA from 8:30 AM to 5:00 PM, Mon-Fri.

For more information concerning this meeting please contact the Planning Division by email (preferred) at planning@worcesterma.gov or phone at (508) 799-1400 x 31440. Please send written comments, requests for reasonable accommodation, or requests for language interpretation 48 hours or more in advance of the meeting.

Worcester Zoning Board of Appeals c/o Division of Planning & Regulatory Services
planning@worcesterma.gov (preferred) or (508) 799-1400 x 31440

ADVERTISING DATES: March 7, 2022 & March 14, 2022
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City of Worcester, Massachusetts

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PUBLIC HEARING NOTICE Zoning Board of Appeals 26-28 Frank Street (MBL 17-010-61+63)

Marco, Charamella, Agent for 26 Frank Street LLC applied to the Zoning Board seeking the following relief from the requirements of the Worcester Zoning Ordinance (ZB-2022-013):

Existing #26 Frank Street (aka Lot 106):

- Variance:** For relief from the minimum lot area dimensional requirement for a two-family detached dwelling in an RL-7 Zone (Article IV, Section 4, Table 4.2)
- Variance:** For relief from the minimum frontage dimensional requirement for a two-family detached dwelling in an RL-7 Zone (Article IV, Section 4, Table 4.2)
- Special Permit:** To modify parking, loading requirements, dimensional requirements, layout, and/or the number of required spaces and/or landscaping requirements (Article IV, Section 7)

Proposed #28 Frank Street (aka Lot 105):

- Variance:** For relief from the minimum lot area dimensional requirement for a two-family detached dwelling in an RL-7 Zone (Article IV, Section 4, Table 4.2)
- Variance:** For relief from the minimum frontage dimensional requirement for a two-family detached dwelling in an RL-7 Zone (Article IV, Section 4, Table 4.2)
- Variance:** For relief from the side-yard setback dimensional requirement for a two-family detached dwelling in an RL-7 Zone (Article IV, Section 4, Table 4.2)
- Special Permit:** To modify parking, loading requirements, dimensional requirements, layout, and/or the number of required spaces and/or landscaping requirements (Article IV, Section 7)

Presently on the premises is a two-family detached dwelling. The property is within an RL-7 (Residential, Limited) zoning district. The applicant seeks to construct a two-family detached dwelling on Lot 105, with the existing structure at #62 Frank Street (Lot 106) to remain, and make related site improvements.

A public hearing on the application will be held on **Monday, March 21, 2021 at 5:30 PM** in the Levi Lincoln Chamber, 3rd floor of the City Hall, 455 Main Street, Worcester, MA. Meeting attendees will additionally have options to participate remotely by joining online using this link <https://cow.webex.com/meet/zoningboardofappealswebex> and/or calling **415-655-0001** (Access Code: 160 884 7670).

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PUBLIC HEARING NOTICE Zoning Board of Appeals 16 Roxbury Street (MBL 02-047-00032)

Roxbury Row LLC applied to the Zoning Board of Appeals seeking the following from the requirements of the Worcester Zoning Ordinance (ZB-2022-014):

Special Permit: To allow three-family detached dwelling in an RL-7 Zone (Article IV, Section 2, Table 4.1, Residential Use #16)

Variance: For relief from the minimum lot area dimensional requirement for a three-family detached dwelling in an RL-7 Zone (Article IV, Section 4, Table 4.2)

Variance: For relief from the minimum frontage dimensional requirement for a three-family detached dwelling in an RL-7 Zone (Article IV, Section 4, Table 4.2)

Variance: For relief from the minimum parking requirements for a residential use (Article IV, Section 7, Table 4.4.)

Presently on the premises is a non-conforming three-story structure used for educational purposes. The property is within an RL-7 (Residential, Limited) zoning district. The applicant seeks to convert the structure into a three-family detached dwelling.

A public hearing on the application will be held on **Monday, March 21, 2021 at 5:30 PM** in the Levi Lincoln Chamber, 3rd floor of the City Hall, 455 Main Street, Worcester, MA. Meeting attendees will additionally have options to participate remotely by joining online using this link <https://cow.webex.com/meet/zoningboardofappealswebex> and/or calling **415-655-0001** (Access Code: 160 884 7670).

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Worcester Zoning Board of Appeals c/o Division of Planning & Regulatory Services
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PUBLIC HEARING NOTICE Zoning Board of Appeals 30 Roxbury Street (MBL 02-041-00101)

Roxbury Row LLC applied to the Zoning Board of Appeals seeking the following from the requirements of the Worcester Zoning Ordinance (ZB-2022-015):

Special Permit: To allow three-family detached dwelling in an RL-7 Zone (Article IV, Section 2, Table 4.1, Residential Use #16)

Presently on the premises is a three-story structure used for educational purposes with associated site improvements. The property is within an RL-7 (Residential, Limited) zoning district. The applicant seeks to convert the structure into a three-family detached dwelling.

A public hearing on the application will be held on **Monday, March 21, 2021 at 5:30 PM** in the Levi Lincoln Chamber, 3rd floor of the City Hall, 455 Main Street, Worcester, MA. Meeting attendees will additionally have options to participate remotely by joining online using this link <https://cow.webex.com/meet/zoningboardofappealswebex> and/or calling **415-655-0001** (**Access Code: 160 884 7670**).

Application materials may be viewed online at: <http://www.worcesterma.gov/planning-regulatory/boards/zoning-board-of-appeals>, or at City Hall, 455 Main Street, Rm. 404, Worcester, MA from 8:30 AM to 5:00 PM, Mon-Fri.

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Worcester Zoning Board of Appeals c/o Division of Planning & Regulatory Services
planning@worcesterma.gov (preferred) or (508) 799-1400 x 31440

ADVERTISING DATES: March 7, 2022 & March 14, 2022
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PUBLIC HEARING NOTICE Zoning Board of Appeals 36 Roxbury Street (MBL 02-041-00030)

Roxbury Row LLC applied to the Zoning Board of Appeals seeking the following from the requirements of the Worcester Zoning Ordinance (ZB-2022-016):

Special Permit: To allow three-family detached dwelling in an RL-7 Zone (Article IV, Section 2, Table 4.1, Residential Use #16)

Special Permit: To allow the extension, alteration, or change to a privileged non-conforming structure/use (Article XVI, Section 4)

Variance: For relief from the minimum lot area dimensional requirement for a three-family detached dwelling in an RL-7 Zone (Article IV, Section 4, Table 4.2)

Variance: For relief from the minimum frontage dimensional requirement for a three-family detached dwelling in an RL-7 Zone (Article IV, Section 4, Table 4.2)

Presently on the premises is a non-conforming three-story structure used for educational purposes, a detached garage, and a surface parking lot. The property is within an RL-7 (Residential, Limited) zoning district. The applicant seeks to convert the structure into a three-family detached dwelling.

A public hearing on the application will be held on **Monday, March 21, 2021 at 5:30 PM** in the Levi Lincoln Chamber, 3rd floor of the City Hall, 455 Main Street, Worcester, MA. Meeting attendees will additionally have options to participate remotely by joining online using this link <https://cow.webex.com/meet/zoningboardofappealswebex> and/or calling **415-655-0001 (Access Code: 160 884 7670)**.

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Worcester Zoning Board of Appeals c/o Division of Planning & Regulatory Services
planning@worcesterma.gov (preferred) or (508) 799-1400 x 31440

ADVERTISING DATES: March 7, 2022 & March 14, 2022
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City of Worcester, Massachusetts

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PUBLIC HEARING NOTICE Zoning Board of Appeals 40 Roxbury Street (MBL 02-041-00100)

Roxbury Row LLC applied to the Zoning Board of Appeals seeking the following from the requirements of the Worcester Zoning Ordinance (ZB-2022-017):

- Special Permit:** To allow three-family detached dwelling in an RL-7 Zone (Article IV, Section 2, Table 4.1, Residential Use #16)
- Special Permit:** To allow the extension, alteration, or change to a privileged non-conforming structure/use (Article XVI, Section 4)
- Variance:** For relief from the minimum lot area dimensional requirement for a three-family detached dwelling in an RL-7 Zone (Article IV, Section 4, Table 4.2)
- Variance:** For relief from the minimum frontage dimensional requirement for a three-family detached dwelling in an RL-7 Zone (Article IV, Section 4, Table 4.2)
- Variance:** For relief from the minimum parking requirements for a residential use (Article IV, Section 7, Table 4.4.)

Presently on the premises is a non-conforming three-story structure used for educational purposes and a detached garage. The property is within an RL-7 (Residential, Limited) zoning district. The applicant seeks to convert the structure into a three-family detached dwelling.

A public hearing on the application will be held on **Monday, March 21, 2021 at 5:30 PM** in the Levi Lincoln Chamber, 3rd floor of the City Hall, 455 Main Street, Worcester, MA. Meeting attendees will additionally have options to participate remotely by joining online using this link <https://cow.webex.com/meet/zoningboardofappealswebex> and/or calling **415-655-0001** (Access Code: 160 884 7670).

Application materials may be viewed online at: <http://www.worcesterma.gov/planning-regulatory/boards/zoning-board-of-appeals>, or at City Hall, 455 Main Street, Rm. 404, Worcester, MA from 8:30 AM to 5:00 PM, Mon-Fri.

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Worcester Zoning Board of Appeals c/o Division of Planning & Regulatory Services
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ADVERTISING DATES: March 7, 2022 & March 14, 2022
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City of Worcester, Massachusetts

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PUBLIC HEARING NOTICE Zoning Board of Appeals 34 Elbridge Street (MBL 02-037-00043)

The Vahram A. Uluhogian Estate applied to the Zoning Board of Appeals seeking the following from the requirements of the Worcester Zoning Ordinance (ZB-2022-010):

Special Permit: To modify dimensional standards for a Residential Conversion (Article IV, Section 9)

Variance: For relief from the minimum parking requirements for a residential use (Article IV, Section 7, Table 4.4.)

Presently on the premises is a non-conforming two-family detached dwelling and associated site improvements. The property is located within an RG-5 (Residence, General) zoning district. The applicant seeks to convert the structure into a three-family detached dwelling and conduct associated site work.

A public hearing on the application will be held on **Monday, March 21, 2021 at 5:30 PM** in the Levi Lincoln Chamber, 3rd floor of the City Hall, 455 Main Street, Worcester, MA. Meeting attendees will additionally have options to participate remotely by joining online using this link <https://cow.webex.com/meet/zoningboardofappealswebex> and/or calling **415-655-0001 (Access Code: 160 884 7670)**.

Application materials may be viewed online at: <http://www.worcesterma.gov/planning-regulatory/boards/zoning-board-of-appeals>, or at City Hall, 455 Main Street, Rm. 404, Worcester, MA from 8:30 AM to 5:00 PM, Mon-Fri.

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Worcester Zoning Board of Appeals c/o Division of Planning & Regulatory Services
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ADVERTISING DATES: March 7, 2022 & March 14, 2022
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City of Worcester, Massachusetts

Albert LaValley, *Chair*



Edward Moynihan, *Vice Chair*

Kevin Aguirre, *Clerk*

Conor McCormack

PUBLIC MEETING NOTICE Worcester Planning Board 1103 Millbury Street (MBL 31-007-00004)

Crescent Builders, Inc. applied to the Planning Board for Definitive Site Plan Approval under the requirements of the City of Worcester Zoning Ordinance. Presently on the premises is a single-family residential dwelling and related site improvements. The property is split zoned, located within both a BL-1.0 (Business, Limited) and RL-7 (Residence, Limited) zoning district, and wholly within the Blackstone River Parkway Sign Overlay District. The applicant seeks to demolish the existing site improvements, construct a ± 3 -story, multi-family building (with a total of ± 35 units), related surface and garage parking (± 70 spaces) and driveways, and to make associated site improvements on property with 15% or more grades (PB-2020-076).

A public meeting on the application will be held on **Wednesday, March 16, 2022 at 5:30PM** in the Levi Lincoln Chamber, 3rd floor of the City Hall, 455 Main Street, Worcester, MA. Meeting attendees will additionally have options to participate remotely by joining online using this link <https://cow.webex.com/meet/planningboardwebex> and/or calling **415-655-0001 (Access Code: 160 171 4991)**.

Application materials may be viewed online at: <http://www.worcesterma.gov/planning-regulatory/boards/planning-board>, or at City Hall, 455 Main Street, Rm. 404, Worcester, MA from 8:30 AM to 5:00 PM, Mon-Fri.

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Worcester Planning Board

c/o Division of Planning & Regulatory Services

planning@worcesterma.gov (preferred)

(508) 799-1400 x 31440

Advertising Dates: March 2, 2022 & March 9, 2022
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City of Worcester, Massachusetts

Albert LaValley, *Chair*



Edward Moynihan, *Vice Chair*

Kevin Aguirre, *Clerk*

Conor McCormack

PUBLIC MEETING & HEARING NOTICE Worcester Planning Board

White Birch Village (fka Burncoat Gardens) or 34, 36, 44, 46, and 49-80 Goldthwaite Road (aka Phases 2 & 3) and areas east of Cherry Blossom Circle, Paper Birch Path & Sourwood Circle (aka Phase V) (MBL 39-020-07-11; -002-6; & part of CO-NDO-02271)

Goldthwaite Holdings, LLC has applied for (1) Definitive Site Plan and (2) More Than One Building On a Lot Approvals and under the requirements of the City of Worcester Zoning Ordinance and Subdivision Regulations. Presently on the premises at the Village at White Birch Commons is a condominium complex with related driveways and stormwater facilities and on the Goldthwaite Road lots are +/-13 multi-family dwellings and related surface parking. The property off Goldthwaite Road is within RG-5 (Residence, General) zoning district and the property off Cherry Blossom Circle, Paper Birch Path & Sourwood Circle is within the RS-7 Zone, all the Water Resource Protection Overlay District (WR(GP-3)). The applicant seeks to construct +/- 9 multi-family structures (with 36 additional dwelling units), as well as related garages and surfaces parking, and associated site improvements within Phases 2 & 3, with all the existing structures to remain, and to conduct improvements to stormwater management facilities and access within Phase 5 (PB-2021-026).

A public meeting & hearing on the applications will be held on **Wednesday, March 16, 2022 at 5:30PM** in the Levi Lincoln Chamber, 3rd floor of the City Hall, 455 Main Street, Worcester, MA. Meeting attendees will additionally have options to participate remotely by joining online using this link <https://cow.webex.com/meet/planningboardwebex> and/or calling **415-655-0001 (Access Code: 160 171 4991)**.

Application materials may be viewed online at: <http://www.worcesterma.gov/planning-regulatory/boards/planning-board>, or at City Hall, 455 Main Street, Rm. 404, Worcester, MA from 8:30 AM to 5:00 PM, Mon-Fri.

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Conor McCormack

PUBLIC HEARING & MEETING NOTICE Worcester Planning Board Salisbury Hill (a/k/a 727 Salisbury Street) (MBL CO-NDO-02019)

Capital Group Properties has applied to the Planning Board for the following (1) Definitive Site Plan Amendment and (2) Special Permit Amendment – to allow a Continuing Care Retirement Community (CCRC) in a RS-7 and RS-10 Zoning District (Article VIII) under the requirements of the City of Worcester Zoning Ordinance. Presently on the premises is a partially constructed CCRC and related site work. The property is split-zoned, located within both an RS-7 (Residence, Single Family) and RS-10 (Residence, Single Family) zones. The applicant seeks to amend a previous Continuing Care Retirement Community approval, allowing for the construction of +/- 201 total dwelling units and an associated driveway networks, in order to modify the conditions of approval related to rock crushing and grinding, securing improvements, and the timing of occupancy for Phase V (PB-2022-005).

A public hearing & meeting on the applications will be held on **Wednesday, March 16, 2022 at 5:30PM** in the Levi Lincoln Chamber, 3rd floor of the City Hall, 455 Main Street, Worcester, MA. Meeting attendees will additionally have options to participate remotely by joining online using this link <https://cow.webex.com/meet/planningboardwebex> and/or calling **415-655-0001 (Access Code: 160 171 4991)**.

Application materials may be viewed online at: <http://www.worcesterma.gov/planning-regulatory/boards/planning-board>, or at City Hall, 455 Main Street, Rm. 404, Worcester, MA from 8:30 AM to 5:00 PM, Mon-Fri.

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Worcester Planning Board

c/o Division of Planning & Regulatory Services

planning@worcesterma.gov (preferred)

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Kevin Aguirre, *Clerk*

Conor McCormack

PUBLIC HEARING & MEETING NOTICE Worcester Planning Board 383 Shrewsbury Street (MBL 16-022-00018)

CMSS Development, LLC applied to the Planning Board seeking (1) Amendment to Definitive Site Plan Approval (2) Amendment to Special Permit in the CCOD to (a) allow a residential conversion for a mixed-use building with a residential component (Article IX, Section 5.B) and (b) to modify dimensional requirements for off-street parking (Article IX, Section 7.E) under the requirements of the City of Worcester Zoning Ordinance. Presently on the premises is a vacant warehouse and surface parking, previously approved for renovation of the existing structure and construction of a 2 story addition to allow for conversion the expanded structure into a mixed-use development with 28 residential units and ±3,400 SF of office/retail space. The property is within a MG-2.0 (General Manufacturing) zoning district, the Union Station Sign Overlay District (USOD) and the Commercial Corridor Overlay District (CCOD-S). The applicant seeks amend their approval in order to reconfigure the parking layout and design for the addition and related site improvements (PB-2022-006).

A public hearing & meeting on the applications will be held on **Wednesday, March 16, 2022 at 5:30PM** in the Levi Lincoln Chamber, 3rd floor of the City Hall, 455 Main Street, Worcester, MA. Meeting attendees will additionally have options to participate remotely by joining online using this link <https://cow.webex.com/meet/planningboardwebex> and/or calling **415-655-0001 (Access Code: 160 171 4991)**.

Application materials may be viewed online at: <http://www.worcesterma.gov/planning-regulatory/boards/planning-board>, or at City Hall, 455 Main Street, Rm. 404, Worcester, MA from 8:30 AM to 5:00 PM, Mon-Fri.

For more information concerning this meeting please contact the Planning Division by email (preferred) at planning@worcesterma.gov or phone at (508) 799-1400 x 31440. Please send written comments, requests for reasonable accommodation, or requests for language interpretation 48 hours or more in advance of the meeting.

Worcester Planning Board

c/o Division of Planning & Regulatory Services

planning@worcesterma.gov (preferred)

(508) 799-1400 x 31440

Advertising Dates: March 2, 2022 & March 9, 2022
--

City of Worcester, Massachusetts

Albert LaValley, *Chair*



Edward Moynihan, *Vice Chair*

Kevin Aguirre, *Clerk*

Conor McCormack

PUBLIC MEETING NOTICE

Worcester Planning Board

**1 & 87 College Street & 1, 3, 5, 7, & 9 City View Street
(MBL 10-040-00001 & 26-024 -00001, -00002, -00003, -00004, -00005)**

Trustees of the College of Holy Cross applied to the Planning Board for Definitive Site Plan Approval under the requirements of the City of Worcester Zoning Ordinance. Presently on the premises are 4 residential structures. The properties are located within RS-7 (Residential, Single-Family) and IN-S (Institutional, Educational) zoning districts. The applicant seeks to demolish the existing structures along City View Street and construct two new ± 3 story dormitory buildings with a total of ± 20 units (or ± 144 beds) along with related site improvements (PB-2022-012).

A public meeting on the application will be held on **Wednesday, March 16, 2022 at 5:30PM** in the Levi Lincoln Chamber, 3rd floor of the City Hall, 455 Main Street, Worcester, MA. Meeting attendees will additionally have options to participate remotely by joining online using this link <https://cow.webex.com/meet/planningboardwebex> and/or calling **415-655-0001 (Access Code: 160 171 4991)**.

Application materials may be viewed online at: <http://www.worcesterma.gov/planning-regulatory/boards/planning-board>, or at City Hall, 455 Main Street, Rm. 404, Worcester, MA from 8:30 AM to 5:00 PM, Mon-Fri.

For more information concerning this meeting please contact the Planning Division by email (preferred) at planning@worcesterma.gov or phone at (508) 799-1400 x 31440. Please send written comments, requests for reasonable accommodation, or requests for language interpretation 48 hours or more in advance of the meeting.

Worcester Planning Board

c/o Division of Planning & Regulatory Services

planning@worcesterma.gov (preferred)

(508) 799-1400 x 31440

Advertising Dates: March 2, 2022 & March 9, 2022
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City of Worcester, Massachusetts

Albert LaValley, *Chair*



Edward Moynihan, *Vice Chair*

Kevin Aguirre, *Clerk*

Conor McCormack

PUBLIC HEARING NOTICE Worcester Planning Board 41 Fremont Street (MBL 27-027-02-06)

Happy Flower LLC applied to the Planning Board seeking a Special Permit to allow an Adult Use Marijuana Establishment – Microbusiness (Article IV, Section 2, Table 4.1, Business Use #37) under the requirements of the City of Worcester Zoning Ordinance. Presently on the premises is a multi-tenant warehouse building. The property is located within an MG-2.0 (Manufacturing, General) zoning district. The applicant seeks to renovate and operate an Adult Use Marijuana Establishment – Microbusiness (with cultivation and product manufacturing) within a $\pm 7,000$ SF portion of the building (PB-2022-013).

A public hearing & meeting on the applications will be held on **Wednesday, March 16, 2022 at 5:30PM** in the Levi Lincoln Chamber, 3rd floor of the City Hall, 455 Main Street, Worcester, MA. Meeting attendees will additionally have options to participate remotely by joining online using this link <https://cow.webex.com/meet/planningboardwebex> and/or calling **415-655-0001 (Access Code: 160 171 4991)**.

Application materials may be viewed online at: <http://www.worcesterma.gov/planning-regulatory/boards/planning-board>, or at City Hall, 455 Main Street, Rm. 404, Worcester, MA from 8:30 AM to 5:00 PM, Mon-Fri.

For more information concerning this meeting please contact the Planning Division by email (preferred) at planning@worcesterma.gov or phone at (508) 799-1400 x 31440. Please send written comments, requests for reasonable accommodation, or requests for language interpretation 48 hours or more in advance of the meeting.

Worcester Planning Board

c/o Division of Planning & Regulatory Services

planning@worcesterma.gov (preferred)

(508) 799-1400 x 31440

Advertising Dates: March 2, 2022 & March 9, 2022
--

City of Worcester, Massachusetts

Albert LaValley, *Chair*



Edward Moynihan, *Vice Chair*

Kevin Aguirre, *Clerk*

Conor McCormack

PUBLIC HEARING & MEETING NOTICE Worcester Planning Board 300 Southbridge Street (MBL 05-012-00013)

Dalfior Development, Inc. applied to the Planning Board seeking: (1) Definitive Site Plan Approval; (2) Special Permit to allow (a) multi-family and (b) food-service uses (Article XV, Section 3); and (3) Special Permit to modify parking, loading, layout and dimensional requirements for off-street parking and loading for under the requirements of the City of Worcester Zoning Ordinance (Article XV, Section 5, D). Presently on the premises is the vacant Sargent Card Clothing Building building, the Miss Worcester Diner, and associated site improvements. The property is located within an MG-2.0 (Manufacturing, General) zoning district and the Adaptive Reuse Overlay District (AROD) and partially within the Floodplain Overlay District. The applicant seeks to renovate the existing building for use as a multi-family dwelling with 21 units, provide associated parking, a patio for use by the existing food-service use, and associated site improvements (PB-2022-009).

A public hearing & meeting on the application will be held on **Wednesday, March 16, 2022 at 5:30PM** in the Levi Lincoln Chamber, 3rd floor of the City Hall, 455 Main Street, Worcester, MA. Meeting attendees will additionally have options to participate remotely by joining online using this link <https://cow.webex.com/meet/planningboardwebex> and/or calling **415-655-0001 (Access Code: 160 171 4991)**.

Application materials may be viewed online at: <http://www.worcesterma.gov/planning-regulatory/boards/planning-board>, or at City Hall, 455 Main Street, Rm. 404, Worcester, MA from 8:30 AM to 5:00 PM, Mon-Fri.

For more information concerning this meeting please contact the Planning Division by email (preferred) at planning@worcesterma.gov or phone at (508) 799-1400 x 31440. Please send written comments, requests for reasonable accommodation, or requests for language interpretation 48 hours or more in advance of the meeting.

Worcester Planning Board

c/o Division of Planning & Regulatory Services

planning@worcesterma.gov (preferred)

(508) 799-1400 x 31440

Advertising Dates: March 2, 2022 & March 9, 2022
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**City of Worcester, Massachusetts
Zoning Board of Appeals**

Joseph Wanat,
Chair



Russell Karlstad, *Vice Chair*
Jordan Berg Powers
George Cortes
Eric Torkornoo
Nathan Sabo, *Alternate Member*

March 1, 2022

Re: Special Permit & Variance Application

34 William Street (MBL 02-039-0039A) ZB-2021-040

PLEASE TAKE NOTICE:

At a remote meeting held on January 31, 2022, the Zoning Board of Appeals voted 4-0 to grant a **Leave to Withdraw** without Prejudice for the requested:

Special Permit: To modify dimensional standards for a Residential Conversion (Article IV, Section 9).

Variance: For relief from the minimum parking requirements for a three-family detached dwelling in an RG-5 Zone (Article IV, Section 7, Table 4.4).

The requested relief was submitted by Eileen Milton, petitioner, for property located at 34 William Street. Presently on the premises is a two-family detached dwelling. The property is located within a RG-5 (Residence, General) zoning district. The petitioner sought to convert the existing two-family detached dwelling into a three-family detached dwelling, and to conduct associated site work.

The final signed decision for the petition was filed at the office of the City Clerk on **March 1, 2022**.

Any appeal of this decision shall be made pursuant to the Massachusetts General Laws, Chapter 40A, Section 17 and a copy delivered to the office of the City Clerk within twenty (20) days of the date that the decision was filed in the office of the City Clerk.

Note to the applicant: Twenty calendar days following the date that the decision was filed with the City Clerk (see above), you may contact the City Clerk's office to obtain a certified copy of the decision to file with your deed at the Registry of Deeds (90 Front Street, Level 2). Your approved petition is not valid until it has been recorded.

Worcester Zoning Board of Appeals

c/o Division of Planning & Regulatory Services

planning@worcesterma.gov (preferred)

(508) 799-1400 x 31440

**City of Worcester, Massachusetts
Zoning Board of Appeals**

Joseph Wanat,
Chair



Russell Karlstad, *Vice Chair*
Jordan Berg Powers
George Cortes
Eric Torkornoo
Nathan Sabo, *Alternate Member*

March 1, 2022

Re: Variance Application

0, 9, & 19 Hemans Street, 7 Hemans Court, and 40R Milton Street (MBL 09-030-00005, -00009, -004-5, -007-2; & 09-031-00023) ZB-2021-064

PLEASE TAKE NOTICE:

At a remote meeting held on February 7, 2022, the Zoning Board of Appeals voted 3-2 to approve, and therefore **denied**, the requested:

Variance: For relief of **103 spaces (23.8%)** from the minimum parking requirement for a residential use (Article IV, Section 7, Table 4.4)

The requested relief was submitted by Boghos Properties, LLC, petitioner, for property located at 0, 9, & 19 Hemans Street, 7 Hemans Court, and 40R Milton Street in an RG-5 (Residential, General) zoning district. Presently on the premises at 7 Hemans Court, 0 & 9 Hemans Street, and 40R Milton Street are vacant lots and at 19 Hemans Street is a single-family dwelling (slated for demolition). The petitioner sought to construct a +/- 7 story multi-family dwelling, with a total of +/- 216 residential units, +/- 329 parking spaces (surface and garage), and related site improvements.

The final signed decision for the petition was filed at the office of the City Clerk on **March 1, 2022**.

Any appeal of this decision shall be made pursuant to the Massachusetts General Laws, Chapter 40A, Section 17 and a copy delivered to the office of the City Clerk within twenty (20) days of the date that the decision was filed in the office of the City Clerk.

Note to the applicant: Twenty calendar days following the date that the decision was filed with the City Clerk (see above), you may contact the City Clerk's office to obtain a certified copy of the decision to file with your deed at the Registry of Deeds (90 Front Street, Level 2). Your approved petition is not valid until it has been recorded.

Worcester Zoning Board of Appeals

c/o Division of Planning & Regulatory Services

planning@worcesterma.gov (preferred)

(508) 799-1400 x 31440

**City of Worcester, Massachusetts
Zoning Board of Appeals**

Joseph Wanat,
Chair



Russell Karlstad, *Vice Chair*
Jordan Berg Powers
George Cortes
Eric Torkornoo
Nathan Sabo, *Alternate Member*

March 1, 2022

Re: Special Permit Application

16 Fremont Street (MBL 27-019-00006) ZB-2022-001

PLEASE TAKE NOTICE:

At a remote meeting held on February 7, 2022, the Zoning Board of Appeals voted 5-0 to **approve** the requested:

Special Permit: To modify dimensional standards for a Residential Conversion (Article IV, Section 9)

With the following **conditions of approval:**

1. Prior to the issuance of a Building Permit provide one (1) to-scale, stamped/sealed original of a final revised site plan-set and architectural plans, and a PDF file of the same, to the Division of Planning & Regulatory Services, incorporating the following:
 - a. Increase rear buffer to provide five (5) feet between the parking area and rear property line.
 - b. Reduce the width of the hammerhead turnaround area to 12 feet or less to preserve additional permeable landscaped areas in the backyard.
 - c. Provide a solid stockade fence along the rear property line to screen the parking area.
 - d. Identify the surface treatment (e.g. – asphalt, etc.) for the driveway and parking areas.
2. No existing mature trees shall be removed unless necessary for site improvements; any trees removed shall be replaced with a tree of at least 2.5" caliper and of an Asian Longhorn Beetle-resistant variety.
3. Exterior appearance of the structure shall remain unchanged except for new doors and windows, fire escapes, and stairways. Fire escapes and exterior stairways, if provided, must be in the rear of the structure where practical.
4. Provided that the project shall be constructed in substantial accordance with the findings of fact and all final revised site plans on file with the City of Worcester and in accordance with all applicable governmental codes.

The requested relief was submitted by Diana Altamirano, petitioner, for property located at 16 Fremont Street in an RG-5 (Residential, General) zoning district. Presently on the premises is a non-conforming single-family detached dwelling and associated site improvements. The petitioner to convert the single-family detached dwelling into a two-family detached dwelling and to conduct associated site work.

The final signed decision for the petition was filed at the office of the City Clerk on **March 1, 2022**.

Any appeal of this decision shall be made pursuant to the Massachusetts General Laws, Chapter 40A, Section 17 and a copy delivered to the office of the City Clerk within twenty (20) days of the date that the decision was filed in the office of the City Clerk.

Note to the applicant: Twenty calendar days following the date that the decision was filed with the City Clerk (see above), you may contact the City Clerk's office to obtain a certified copy of the decision to

file with your deed at the Registry of Deeds (90 Front Street, Level 2). Your approved petition is not valid until it has been recorded.

Worcester Zoning Board of Appeals

c/o Division of Planning & Regulatory Services

planning@worcesterma.gov (preferred)

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**City of Worcester, Massachusetts
Zoning Board of Appeals**

Joseph Wanat,
Chair



Russell Karlstad, *Vice Chair*
Jordan Berg Powers
George Cortes
Eric Torkornoo
Nathan Sabo, *Alternate Member*

March 1, 2022

Re: Special Permit and Variance Application

40 Hooper Street (MBL 16-004-00018) ZB-2022-004

PLEASE TAKE NOTICE:

At a remote meeting held on February 7, 2022, the Zoning Board of Appeals voted 4-1 to **approve** the requested:

Special Permit: To modify parking, loading requirements, dimensional requirements, layout, and/or the number of required spaces and/or landscaping requirements (Article IV, Section 7)

Variance: For relief of **3 FT (60%)** from the minimum setback dimensional requirement for an accessory structure in a residential zone (Article IV, Section 8, B.10.)

With the following **conditions of approval:**

1. Prior to the issuance of a Building Permit provide one (1) to-scale, stamped/sealed original of a final revised site plan-set and architectural plans, and a PDF file of the same, to the Division of Planning & Regulatory Services.
2. Prior to the issuance of an Occupancy Permit, Hooper Street shall be improved to add curb, gutter and sidewalk along frontage to the specifications and design approved by the Planning Board as part of the required filings for such improvements to private streets.
3. All parking spaces shall be striped in accordance with the plans and accessible spaces placarded as required by the Architectural Access Board. Compact spaces shall be striped or placarded accordingly.
4. Snow storage shall not be located within any required parking spaces or required landscaped buffers; excess snow shall be trucked off-site so as to not impede visibility or required parking.
5. Provided that the project is constructed in substantial accordance with the findings of fact and all final revised plans on file with the City of Worcester and in accordance with all applicable governmental codes.

The requested relief was submitted by Daniel Yarnie, petitioner, for property located at 40 Hooper Street in an RG-5 (Residential, General) zoning district. Presently on the premises is a vacant lot. The petitioner seeks to construct a +/-3-story multi-family low-rise dwelling, with a total of +/-12 units, +/-24 parking spaces (surface and garage), a series of retaining walls, and related site improvements.

The final signed decision for the petition was filed at the office of the City Clerk on **March 1, 2022**.

Any appeal of this decision shall be made pursuant to the Massachusetts General Laws, Chapter 40A, Section 17 and a copy delivered to the office of the City Clerk within twenty (20) days of the date that the decision was filed in the office of the City Clerk.

Note to the applicant: Twenty calendar days following the date that the decision was filed with the City Clerk (see above), you may contact the City Clerk's office to obtain a certified copy of the decision to

file with your deed at the Registry of Deeds (90 Front Street, Level 2). Your approved petition is not valid until it has been recorded.

Worcester Zoning Board of Appeals

c/o Division of Planning & Regulatory Services

planning@worcesterma.gov (preferred)

(508) 799-1400 x 31440

**City of Worcester, Massachusetts
Zoning Board of Appeals**

Joseph Wanat,
Chair



Russell Karlstad, *Vice Chair*
Jordan Berg Powers
George Cortes
Eric Torkornoo
Nathan Sabo, *Alternate Member*

March 1, 2022

Re: Special Permit Application

563 Salisbury Street (MBL 25-051-00017) ZB-2022-007

PLEASE TAKE NOTICE:

At a remote meeting held on February 7, 2022, the Zoning Board of Appeals voted 4-1 to **approve** the requested:

Special Permit: To modify parking, loading requirements, dimensional requirements, layout, and/or the number of required spaces and/or landscaping requirements (Article IV, Section 7)

With the following **conditions of approval:**

1. Prior to conducting the work, provide (1) to-scale, stamped/sealed original of a final revised plan-set, and a PDF file of the same, to the Division of Planning & Regulatory Services, reflecting the following:
 - a. Further reduction of impervious surface so that the paved area, extending west from the driveway, is setback a minimum of 15 feet from the front property line, and permeable landscape reestablished within the setback area.
 - b. Addition of a planting bed or similar soft border to prevent vehicles from parking beyond the paved area.
 - c. Addition of one 2.5 inch caliper (minimum) Asian Longhorned Beetle resistant shade tree to be planted in the front yard.
 - d. The impervious surface area shall not exceed 33% of the front yard area, consistent with the alternate plan presented during the hearing.
2. Outdoor parking shall be limited to those paved areas indicated on the plan; No more than three (3) vehicles shall be parked outdoors at any given time.
3. Provided that the project is constructed in substantial accordance with the findings of fact and all final revised plans on file with the City of Worcester and in accordance with all applicable governmental codes.

The requested relief was submitted by Alan A. Dyrmi and Erjona I. Mehillas, petitioner, for property located at 563 Salisbury Street in an RS-10 (Residential, Single-Family) zoning district. Presently on the premises is a single-family detached dwelling. The petitioner seeks partially retroactive approval in order to pave a portion of the front yard for vehicular use.

The final signed decision for the petition was filed at the office of the City Clerk on **March 1, 2022**.

Any appeal of this decision shall be made pursuant to the Massachusetts General Laws, Chapter 40A, Section 17 and a copy delivered to the office of the City Clerk within twenty (20) days of the date that the decision was filed in the office of the City Clerk.

Note to the applicant: Twenty calendar days following the date that the decision was filed with the City Clerk (see above), you may contact the City Clerk's office to obtain a certified copy of the decision to

file with your deed at the Registry of Deeds (90 Front Street, Level 2). Your approved petition is not valid until it has been recorded.

Worcester Zoning Board of Appeals

c/o Division of Planning & Regulatory Services

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(508) 799-1400 x 31440

**City of Worcester, Massachusetts
Zoning Board of Appeals**

Joseph Wanat,
Chair



Russell Karlstad, *Vice Chair*
Jordan Berg Powers
George Cortes
Eric Torkornoo
Nathan Sabo, *Alternate Member*

March 1, 2022

Re: Special Permit Application

4 & 14 Velander Street (MBL 16-005-00046 & -00047) ZB-2022-008

PLEASE TAKE NOTICE:

At a remote meeting held on February 7, 2022, the Zoning Board of Appeals voted 5-0 to **approve** the requested:

Special Permit: To modify parking, loading requirements, dimensional requirements, layout, and/or the number of required spaces and/or landscaping requirements (Article IV, Section 7)

With the following **conditions of approval**:

1. Prior to the issuance of a Building Permit provide one (1) to-scale, stamped/sealed original of a final revised site plan-set and architectural plans, and a PDF file of the same, to the Division of Planning & Regulatory Services.
2. Maintain striping and signage denoting that there shall be no parking or snow storage within the fire truck turnaround area per guidance of the Worcester Fire Department.
3. The fire truck turnaround area shall be maintained in an accessible manner, free and clear of snow or other obstacles.
4. Only snow plowed from Velander Street may be stored within the right-of-way; snow from driveways and walkways shall not be shoveled, plowed or relocated to the right-of-way. Snow may not be plowed onto adjacent properties or stockpiled to an unsafe height. Excess snow shall be trucked off-site and properly disposed of.
5. Provided that the project is constructed in substantial accordance with the findings of fact and all final revised plans on file with the City of Worcester and in accordance with all applicable governmental codes.

The requested relief was submitted by Farnham Properties, c/o Mark Farnham, petitioner, for property located at 4 & 14 Velander Street in an RG-5 (Residential, General) zoning district. Presently on the premises is a vacant lot. The petitioner to construct two single-family attached (townhouse style) structures with a total of 11 dwelling units and associated site improvements.

The final signed decision for the petition was filed at the office of the City Clerk on **March 1, 2022**.

Any appeal of this decision shall be made pursuant to the Massachusetts General Laws, Chapter 40A, Section 17 and a copy delivered to the office of the City Clerk within twenty (20) days of the date that the decision was filed in the office of the City Clerk.

Note to the applicant: Twenty calendar days following the date that the decision was filed with the City Clerk (see above), you may contact the City Clerk's office to obtain a certified copy of the decision to file with your deed at the Registry of Deeds (90 Front Street, Level 2). Your approved petition is not valid until it has been recorded.

Worcester Zoning Board of Appeals

c/o Division of Planning & Regulatory Services

planning@worcesterma.gov (preferred)

(508) 799-1400 x 31440



TOWN OF SHREWSBURY
Richard D. Carney Municipal Office Building
100 Maple Avenue
Shrewsbury, Massachusetts 01545-5338

RECEIVED
TOWN CLERK'S OFFICE
2022 MAR -1 PM 2:11
SHREWSBURY, MASS

**Decision of the Zoning Board
REGARDING APPLICATION FOR TWO SPECIAL PERMITS AND TWO VARIANCES FOR PROPERTY AT
420 BOSTON TURNPIKE**

*McGovern Auto Group Corp Services Inc. DBA McGovern Collision
777 Washington St. Newton MA 02460*

Procedural History

- 1) An Application Form of Appeal was filed in the Office of the Shrewsbury Town Clerk on January 4, 2022.
- 2) The applicant and owner is McGovern Auto Group Corp Services Inc. DBA McGovern Collision, 777 Washington St. Newton MA 02460.
- 3) The subject property is located on Shrewsbury Assessor's Tax Plate 33, Plot 079000.
- 4) The subject property is located within the Town's Commercial Business zoning district.
- 5) A public hearing was held on February 28, 2022. A copy of the minutes for the hearing is available in the office of the Building Inspector.
- 6) The application was accompanied by the following documents:
 - a) Plan entitled "Plans to Accompany ZBA Application," on three (3) sheets, dated January 3, 2022, prepared by Kelly Engineering Group, Inc., 0 Campanelli Drive, Braintree, MA 02184.

Findings

- 1) The appellant proposes to alter and reconstruct a non-conforming structure, to operate a garage/repair shop, to store unregistered vehicles on the lot, and to have an entrance within five hundred feet (500') of a church upon property located at 420 Boston Turnpike in the Commercial Business zoning district.
- 2) The existing building is pre-existing nonconforming due to a northerly front yard setback of thirty two and three tenths feet (32.3') and an easterly front yard setback of twenty three and four tenths feet (23.4'). The proposed alteration of the existing building will be nonconforming due to the easterly front yard setback of twenty three and four tenths feet (23.4').
- 3) Garage and repair shops are allowed via a Special Permit in the Commercial Business zoning district.
- 4) The appellant intends to store unregistered motor vehicles on the premises other than those in process or awaiting repair and to use the entrance and exit within five hundred feet (500') of the church located at 1 Industrial Drive, in accordance with Section VI - Table I Footnote (9) of the Shrewsbury Zoning Bylaw. The appellant claims that the topography and size of the lot creates a hardship. The appellant seeks relief from Section VI - Table I Footnote (9) through Variance.
- 5) The Zoning Board of Appeals was mindful of the statements and comments of the applicant, the abutters, and the general public.
- 6) The Board found that the alteration and reconstruction of a non-conforming structure and operation a garage/repair shop, as shown on plans entitled "Plans to Accompany ZBA Application," on three (3) sheets, dated January 3, 2022, prepared by Kelly Engineering Group, Inc., 0 Campanelli Drive, Braintree, MA

02184, will not create a nuisance by virtue of noise, odor, smoke, vibration, traffic generated, unsightliness or other conditions detrimental to the public good.

- 7) The Board found that the storage of unregistered vehicles on the lot and to have an entrance within five hundred feet (500') of a church upon property located at 420 Boston Turnpike in the Commercial Business zoning district, as shown on plan entitled "Plans to Accompany ZBA Application," on three (3) sheets, dated January 3, 2022, prepared by Kelly Engineering Group, Inc., 0 Campanelli Drive, Braintree, MA 02184., does not depart or derogate from either the purpose or the intent of the Bylaw, and that relief may be granted without substantial detriment to the public good.
- 8) The Board also found that due to "circumstances relating to the soil conditions, shape, or topography of the land of the subject property, or the structure," specifically the size and topography of the lot and the presence of wetlands, that strict compliance with the requirements of the Zoning Bylaw would be an undue hardship upon the appellant.

Decision

The Shrewsbury Zoning Board of Appeals voted on February 28, 2022 to GRANT two (2) Special Permits under Section IV.B and Section VI- Table 1 of the Shrewsbury Zoning Bylaw and two (2) Variances from Section VI - Table 1 Footnote 9 (2 and 3) to alter and reconstruct a non-conforming structure, to operate a garage/repair shop, to store unregistered vehicles on the lot, and to have an entrance within five hundred feet (500') of a church upon property located at 420 Boston Turnpike in the Commercial Business zoning district, as shown on the abovementioned plans.

The motion to approve two (2) Special Permits and two (2) Variances for the Shrewsbury Zoning Bylaw was entered by a vote of the Board of five (5) in favor and zero (0) opposed with the following conditions:

- 1) Parking spaces for the storage of vehicles and the garage/repair use shall not exceed 333 spaces.

	Vote
Ms. Lynch	Yes
Ms. Cossette	Yes
Mr. Mulcahy	Yes
Mr. Fullen	Yes
Ms. Refolo	Yes

RECEIVED
TOWN CLERK'S OFFICE
2022 MAR -1 PM 2:11
SHREWSBURY, MASS

In accordance with Chapter 40A, Section 15 of the Massachusetts General Laws, you are hereby advised that any person aggrieved by the decision of the Board relative to this matter must file an appeal as provided for in Section 17 of said Chapter 40A, within twenty (20) days from the date of the filing of this decision with the office of the Shrewsbury Town Clerk.

In accordance with Chapter 40A, Section 11, of the Massachusetts General Laws, you are hereby advised that the decision of the Town of Shrewsbury Zoning Board of Appeals relative to this matter has been filed in the office of the Shrewsbury Town Clerk and that the matter of a decision concerning a petition or application for Variance or Special Permit, or any extension, modification, or renewal, does not take effect until a copy of this decision, bearing the certification of the Town Clerk that twenty (20) days have elapsed after the date of filing of the decision in the Town Clerk's office with no appeal having been filed or that if such appeal has been filed it has been dismissed or denied, is recorded in the Worcester District Registry of Deeds and indexed in the grantor index under the name of the owner of record or is recorded and noted on the owner's certificate of title. Therefore, on or about March 22, 2022 you may obtain from the Shrewsbury Town Clerk a copy of said decision for recording, provided that no appeal of this decision has been filed.

CERTIFICATION OF TOWN CLERK OF NO APPEAL

This is to certify that Notice from the Zoning Board of Appeals of approval of the within decision was received and recorded by me on (March 1, 2022) at () and no Notice of Appeal from such approval was received by me during the twenty days next after receipt and recording of such Notice of Approval.

Date _____ Sharyn Thomas, Town Clerk



TOWN OF SHREWSBURY
Richard D. Carney Municipal Office Building
100 Maple Avenue
Shrewsbury, Massachusetts 01545-5338

**Decision of the Zoning Board
REGARDING APPLICATION FOR VARIANCE AND SPECIAL PERMIT FOR PROPERTY AT
479 OAK STREET**

Sandra & Roger Pedersen
479 Oak Street, Shrewsbury MA 01545

RECEIVED
TOWN CLERK'S OFFICE
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SHREWSBURY, MASS

Procedural History

- 1) An Application Form of Appeal was filed in the Office of the Shrewsbury Town Clerk on January 28, 2022.
- 2) The applicant and owner is Sandra & Roger Pedersen, 479 Oak Street, Shrewsbury MA 01545.
- 3) The subject property is located on Shrewsbury Assessor's Tax Plate 45, Plot 152001.
- 4) The subject property is located within the Town's Residence B-2 zoning district.
- 5) A public hearing was held on February 28, 2022. A copy of the minutes for the hearing is available in the office of the Building Inspector.
- 6) The application was accompanied by the following documents:
 - a) Plan entitled "Plan Showing Proposed In Law Apartment," on one (1) sheet, dated September 21, 2022, prepared by Jarvis Land Survey, Inc, 29 Grafton Circle, Shrewsbury MA 01545.
 - b) Floor plan, untitled, undated, unattributed.

Findings

1. The appellant proposes to construct a detached in law apartment in an existing accessory structure on the subject property, in the Residence B-2 zoning district.
2. In accordance with Section VI - Table I of the Shrewsbury Zoning Bylaw, in-law apartments are an allowed use in the Residence B-2 zoning district by Special Permit.
3. In accordance with Section II of the Shrewsbury Zoning Bylaw, in-law apartments must be "a portion of the dwelling."
4. The appellant claims the shape of the lot and topography of the land limits the placement of in-law apartments. The appellant seeks relief through Variance.
5. The appellant claims that the shape and topography of the lot, as well as wetlands on the lot, creates hardship and seeks relief through Variance.
6. The Zoning Board of Appeals was mindful of the statements and comments of the applicant, the abutters, and the general public.
7. The Board found that the construction of a detached in law apartment in an existing accessory structure on the subject property, in the Residence B-2 zoning district, as shown on plan entitled "Plan Showing Proposed In Law Apartment," on one (1) sheet, dated September 21, 2022, prepared by Jarvis Land Survey, Inc, 29 Grafton Circle, Shrewsbury MA 01545, will not create a nuisance by virtue of noise, odor, smoke, vibration, traffic generated, unsightliness or other conditions detrimental to the public good.

8. The Board found that the construction of a detached in law apartment in an existing accessory structure on the subject property, in the Residence B-2 zoning district, as shown on plan entitled "Plan Showing Proposed In Law Apartment," on one (1) sheet, dated September 21, 2022, prepared by Jarvis Land Survey, Inc, 29 Grafton Circle, Shrewsbury MA 01545, does not depart or derogate from either the purpose or the intent of the Bylaw, and that relief may be granted without substantial detriment to the public good.
9. The Board also found that due to "circumstances relating to the soil conditions, shape, or topography of the land of the subject property, or the structure," specifically the shape and topography of the lot, that strict compliance with the requirements of the Zoning Bylaw would be an undue hardship upon the appellant.

Decision

The Shrewsbury Zoning Board of Appeals voted on February 28, 2022 to GRANT a Special Permit and Variance from Section VI – Table I and Section II of the Shrewsbury Zoning to construct a detached in law apartment in an existing accessory structure on the subject property, in the Residence B-1 zoning district, as shown on the abovementioned plans.

The motion to approve the Special Permit and Variance for the Shrewsbury Zoning Bylaw was entered by a vote of the Board of five (5) in favor and zero (0) opposed with the following conditions:

- a) An in-law apartment shall not be occupied by more than three (3) persons related by blood or marriage to the principal resident.
- b) The rights authorized by the issuance of this Special Permit shall be limited to Sandra & Roger Pedersen and shall remain in effect only during their ownership and occupancy of the premises.

Vote

Ms. Lynch	Yes
Ms. Cossette	Yes
Mr. Mulcahy	Yes
Mr. Fullen	Yes
Ms. Refolo	Yes

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SHREWSBURY, MASS

In accordance with Chapter 40A, Section 15 of the Massachusetts General Laws, you are hereby advised that any person aggrieved by the decision of the Board relative to this matter must file an appeal as provided for in Section 17 of said Chapter 40A, within twenty (20) days from the date of the filing of this decision with the office of the Shrewsbury Town Clerk.

In accordance with Chapter 40A, Section 11, of the Massachusetts General Laws, you are hereby advised that the decision of the Town of Shrewsbury Zoning Board of Appeals relative to this matter has been filed in the office of the Shrewsbury Town Clerk and that the matter of a decision concerning a petition or application for Variance or Special Permit, or any extension, modification, or renewal, does not take effect until a copy of this decision, bearing the certification of the Town Clerk that twenty (20) days have elapsed after the date of filing of the decision in the Town Clerk's office with no appeal having been filed or that if such appeal has been filed it has been dismissed or denied, is recorded in the Worcester District Registry of Deeds and indexed in the grantor index under the name of the owner of record or is recorded and noted on the owner's certificate of title. Therefore, on or about March 22, 2022 you may obtain from the Shrewsbury Town Clerk a copy of said decision for recording, provided that no appeal of this decision has been filed.

CERTIFICATION OF TOWN CLERK OF NO APPEAL

This is to certify that Notice from the Zoning Board of Appeals of approval of the within decision was received and recorded by me on (March 1, 2022) at () and no Notice of Appeal from such approval was received by me during the twenty days next after receipt and recording of such Notice of Approval.

Date _____ Sharyn Thomas, Town Clerk



TOWN OF SHREWSBURY
Richard D. Carney Municipal Office Building
100 Maple Avenue
Shrewsbury, Massachusetts 01545-5338

Decision of the Zoning Board
REGARDING APPLICATION FOR SPECIAL PERMIT FOR PROPERTY AT
16 SPRING CIRCLE

Jennifer & Peter Collins
16 Spring Circle, Shrewsbury MA 01545

Procedural History

- 1) An Application Form of Appeal was filed in the Office of the Shrewsbury Town Clerk on January 31, 2022.
- 2) The applicant and owner is Jennifer & Peter Collins, 16 Spring Circle, Shrewsbury MA 01545.
- 3) The subject property is located on Shrewsbury Assessor's Tax Plate 17, Plot 058000.
- 4) The subject property is located within the Town's Residence B-1 zoning district.
- 5) A public hearing was held on February 28, 2022. A copy of the minutes for the hearing is available in the office of the Building Inspector.
- 6) The application was accompanied by the following documents:

Plan entitled "Plan Showing Proposed Addition," on one (1) sheet, dated January 25, 2022, prepared by Jarvis Land Survey, Inc, 29 Grafton Circle, Shrewsbury MA 01545.

Floor plans and elevations entitled "Collins Addition," on four (4) sheets, dated January 24, 2022, prepared by Michael Hally Design, Inc. 7 Olde Coach Road, Westborough MA 01581.

Findings

1. The appellant proposes to construct a second story addition and other additions on a pre-existing nonconforming single family dwelling and lot upon property located at 16 Spring Circle in the Residence B-1 zoning district.
2. The existing building is pre-existing nonconforming due to the front yard setback of twenty seven and nine tenths feet (27.9') and seventy (70) feet of frontage.
3. The proposed second story addition is nonconforming due to the front yard setback of twenty seven and nine tenths feet (27.9').
4. All proposed additions are nonconforming due to the proposed expansion of living space on a nonconforming lot.
5. The Zoning Board of Appeals was mindful of the statements and comments of the applicant, the abutters, and the general public.

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SHREWSBURY, MASS

6. The Board found that the construction of a second story addition and other additions on a pre-existing nonconforming single family dwelling and lot upon property located at 16 Spring Circle in the Residence B-1 zoning district, as shown on plans entitled "Plan Showing Proposed Addition," on one (1) sheet, dated January 25, 2022, prepared by Jarvis Land Survey, Inc, 29 Grafton Circle, Shrewsbury MA 01545, will not create a nuisance by virtue of noise, odor, smoke, vibration, traffic generated, unsightliness or other conditions detrimental to the public good.

Decision

The Shrewsbury Zoning Board of Appeals voted on February 28, 2022 to GRANT a Special Permit under Section IV.B of the Shrewsbury Zoning Bylaw to construct a second story addition and other additions on a pre-existing nonconforming single family dwelling and lot upon property located at 16 Spring Circle in the Residence B-1 zoning district, as shown on the abovementioned plans.

The motion to approve the Special Permit for the Shrewsbury Zoning Bylaw was entered by a vote of the Board of five (5) in favor and zero (0) opposed with no conditions.

Vote	
Ms. Lynch	Yes
Ms. Cossette	Yes
Mr. Mulcahy	Yes
Mr. Fullen	Yes
Ms. Refolo	Yes

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SHREWSBURY, MASS

In accordance with Chapter 40A, Section 15 of the Massachusetts General Laws, you are hereby advised that any person aggrieved by the decision of the Board relative to this matter must file an appeal as provided for in Section 17 of said Chapter 40A, within twenty (20) days from the date of the filing of this decision with the office of the Shrewsbury Town Clerk.

In accordance with Chapter 40A, Section 11, of the Massachusetts General Laws, you are hereby advised that the decision of the Town of Shrewsbury Zoning Board of Appeals relative to this matter has been filed in the office of the Shrewsbury Town Clerk and that the matter of a decision concerning a petition or application for Variance or Special Permit, or any extension, modification, or renewal, does not take effect until a copy of this decision, bearing the certification of the Town Clerk that twenty (20) days have elapsed after the date of filing of the decision in the Town Clerk's office with no appeal having been filed or that if such appeal has been filed it has been dismissed or denied, is recorded in the Worcester District Registry of Deeds and indexed in the grantor index under the name of the owner of record or is recorded and noted on the owner's certificate of title. Therefore, on or about March 22, 2022 you may obtain from the Shrewsbury Town Clerk a copy of said decision for recording, provided that no appeal of this decision has been filed.

CERTIFICATION OF TOWN CLERK OF NO APPEAL

This is to certify that Notice from the Zoning Board of Appeals of approval of the within decision was received and recorded by me on (March 1, 2022) at () and no Notice of Appeal from such approval was received by me during the twenty days next after receipt and recording of such Notice of Approval.

Date _____ Sharyn Thomas, Town Clerk



TOWN OF SHREWSBURY
Richard D. Carney Municipal Office Building
100 Maple Avenue
Shrewsbury, Massachusetts 01545-5338

**Decision of the Zoning Board
REGARDING APPLICATION FOR TWO SPECIAL PERMITS FOR PROPERTY AT
64 BARNARD STREET**

Dale Schaetzke
64 Barnard Street, Shrewsbury MA 01545

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SHREWSBURY, MA

Procedural History

- 1) An Application Form of Appeal was filed in the Office of the Shrewsbury Town Clerk on January 20, 2022.
- 2) The applicant and owner is Dale Schaetzke, 64 Barnard Street, Shrewsbury MA 01545.
- 3) The subject property is located on Shrewsbury Assessor's Tax Plate 04, Plot 024000.
- 4) The subject property is located within the Town's Residence B-1 zoning district.
- 5) A public hearing was held on February 28, 2022. A copy of the minutes for the hearing is available in the office of the Building Inspector.
- 6) The application was accompanied by the following documents:
 - a. Floor plan entitled "64 Barnard St Basement Level," on one (1) sheet, undated, prepared by Dale Schaetzke, 64 Barnard St, Shrewsbury MA 01545.
 - b. Floor plan entitled "64 Barnard St Upper Level," on one (1) sheet, undated, prepared by Dale Schaetzke, 64 Barnard St, Shrewsbury MA 01545.

Findings

1. The appellant proposes to operate an at-home business and use the basement portion of the structure as an in-law apartment in a single family dwelling upon property located at 64 Barnard Street in the Residence B-1 zoning district.
2. Professional office or customary home occupations are allowed by Special Permit from the Zoning Board of Appeals in accordance with Section VI – Table I of the Zoning Bylaw.
3. In accordance with Section VI - Table I, in-law apartments are an allowed use in the Residence B-2 zoning district by Special Permit.
4. The Zoning Board of Appeals was mindful of the statements and comments of the applicant, the abutters, and the general public.
5. The Board voted five (5) in favor and zero (0) opposed to approve the Waiver Request from Article III Section 3 of the Rules and Regulations of the Zoning Board of Appeals.
6. The Board found that the operation of an at-home business and use of the basement portion of the structure as an in-law apartment in a single family dwelling upon property located at 64 Barnard Street

in the Residence B-1 zoning district, as shown on plans entitled "64 Barnard St Basement Level," on one (1) sheet, undated, prepared by Dale Schaetzke, 64 Barnard St, Shrewsbury MA 01545 and floor plan entitled "64 Barnard St Upper Level," on one (1) sheet, undated, prepared by Dale Schaetzke, 64 Barnard St, Shrewsbury MA 01545, will not create a nuisance by virtue of noise, odor, smoke, vibration, traffic generated, unsightliness or other conditions detrimental to the public good.

Decision

The Shrewsbury Zoning Board of Appeals voted on February 28, 2022 to GRANT two (2) Special Permits under Section VI - Table I of the Shrewsbury Zoning Bylaw to operate an at-home business and use the basement portion of the structure as an in-law apartment in a single family dwelling upon property located at 64 Barnard Street in the Residence B-1 zoning district, as shown on the abovementioned plans.

The motion to approve the two Special Permits for the Shrewsbury Zoning Bylaw was entered by a vote of the Board of five (5) in favor and zero (0) opposed with the following conditions:

- a) An in-law apartment shall not be occupied by more than three (3) persons related by blood or marriage to the principal resident.
- b) The rights authorized by the issuance of this Special Permit shall be limited to Dale Schaetzke and shall remain in effect only during their ownership and occupancy of the premises.

Vote

Ms. Lynch	Yes
Ms. Cossette	Yes
Mr. Mulcahy	Yes
Mr. Fullen	Yes
Ms. Refolo	Yes

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SHREWSBURY, MASS

In accordance with Chapter 40A, Section 15 of the Massachusetts General Laws, you are hereby advised that any person aggrieved by the decision of the Board relative to this matter must file an appeal as provided for in Section 17 of said Chapter 40A, within twenty (20) days from the date of the filing of this decision with the office of the Shrewsbury Town Clerk.

In accordance with Chapter 40A, Section 11, of the Massachusetts General Laws, you are hereby advised that the decision of the Town of Shrewsbury Zoning Board of Appeals relative to this matter has been filed in the office of the Shrewsbury Town Clerk and that the matter of a decision concerning a petition or application for Variance or Special Permit, or any extension, modification, or renewal, does not take effect until a copy of this decision, bearing the certification of the Town Clerk that twenty (20) days have elapsed after the date of filing of the decision in the Town Clerk's office with no appeal having been filed or that if such appeal has been filed it has been dismissed or denied, is recorded in the Worcester District Registry of Deeds and indexed in the grantor index under the name of the owner of record or is recorded and noted on the owner's certificate of title. Therefore, on or about March 22, 2022 you may obtain from the Shrewsbury Town Clerk a copy of said decision for recording, provided that no appeal of this decision has been filed.

CERTIFICATION OF TOWN CLERK OF NO APPEAL

This is to certify that Notice from the Zoning Board of Appeals of approval of the within decision was received and recorded by me on (March 1, 2022) at () and no Notice of Appeal from such approval was received by me during the twenty days next after receipt and recording of such Notice of Approval.

Date _____ Sharyn Thomas, Town Clerk



TOWN OF SHREWSBURY

Richard D. Carney Municipal Office Building
100 Maple Avenue
Shrewsbury, Massachusetts 01545-5338

Decision of the Zoning Board
REGARDING APPLICATION FOR VARIANCE FOR PROPERTY AT
440 HARTFORD TPKE

Shrewsbury Land Property Owner, LLC
133 Pearl Street, Suite 300, Boston MA 02110

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SHREWSBURY MASS

Procedural History

- 1) An Application Form of Appeal was filed in the Office of the Shrewsbury Town Clerk on January 10, 2022.
- 2) The applicant and owner is Shrewsbury Land Property Owner, LLC, 133 Pearl Street, Suite 300, Boston MA 02110.
- 3) The subject property is located on Shrewsbury Assessor's Tax Plate 54, Plot 015000.
- 4) The subject property is located within the Town's Limited Industrial zoning district.
- 5) A public hearing was held on February 28, 2022. A copy of the minutes for the hearing is available in the office of the Building Inspector.
- 6) The application was accompanied by the following documents:
 - a. Plans entitled "ZBA Plan," on one (1) sheet, dated December 23, 2021, prepared by Consulting Engineers, 230 Lowell St, Suite 2A, Wilmington MA 01887.

Findings

1. The appellant proposes to construct and operate a distribution center with loading and unloading in the front of the building on the subject property, in the Limited Industrial zoning district.
2. In accordance with Section VI - Table I Footnote 12 of the Shrewsbury Zoning Bylaw, all loading and uploading shall be done at the rear of the building for a building in use as a distribution center.
3. The appellant claims the topography and proximity of residential zoning districts in the rear create unique conditions on the site. The appellant seeks relief through Variance.
4. The Zoning Board of Appeals was mindful of the statements and comments of the applicant, the abutters, and the general public.
5. The Board found that the construction and operation of a distribution center with loading and unloading in the front of the building on the subject property, in the Limited Industrial zoning district, as shown on plans entitled "ZBA Plan," on one (1) sheet, dated December 23, 2021, prepared by Consulting Engineers, 230 Lowell St, Suite 2A, Wilmington MA 01887, does not depart or derogate from either the purpose or the intent of the Bylaw, and that relief may be granted without substantial detriment to the public good.

6. The Board also found that due to "circumstances relating to the soil conditions, shape, or topography of the land of the subject property, or the structure," specifically the topography of the lot, that strict compliance with the requirements of the Zoning Bylaw would be an undue hardship upon the appellant.

Decision

The Shrewsbury Zoning Board of Appeals voted on January 31, 2022 to GRANT Variance from Section VI – Table I (Footnote 12) of the Shrewsbury Zoning Bylaw to construct and operate a distribution center with loading and unloading in the front of the building on the subject property, in the Limited Industrial zoning district, as shown on the abovementioned plans.

The motion to approve the Variance from the Shrewsbury Zoning Bylaw was entered by a vote of the Board of five (5) in favor and zero (0) opposed with no conditions.

	Vote
Ms. Lynch	Yes
Ms. Cossette	Yes
Mr. Mulcahy	Yes
Mr. Fullen	Yes
Ms. Refolo	Yes

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SHREWSBURY, MASS

In accordance with Chapter 40A, Section 15 of the Massachusetts General Laws, you are hereby advised that any person aggrieved by the decision of the Board relative to this matter must file an appeal as provided for in Section 17 of said Chapter 40A, within twenty (20) days from the date of the filing of this decision with the office of the Shrewsbury Town Clerk.

In accordance with Chapter 40A, Section 11, of the Massachusetts General Laws, you are hereby advised that the decision of the Town of Shrewsbury Zoning Board of Appeals relative to this matter has been filed in the office of the Shrewsbury Town Clerk and that the matter of a decision concerning a petition or application for Variance or Special Permit, or any extension, modification, or renewal, does not take effect until a copy of this decision, bearing the certification of the Town Clerk that twenty (20) days have elapsed after the date of filing of the decision in the Town Clerk's office with no appeal having been filed or that if such appeal has been filed it has been dismissed or denied, is recorded in the Worcester District Registry of Deeds and indexed in the grantor index under the name of the owner of record or is recorded and noted on the owner's certificate of title. Therefore, on or about March 22, 2022 you may obtain from the Shrewsbury Town Clerk a copy of said decision for recording, provided that no appeal of this decision has been filed.

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Date _____ Sharyn Thomas, Town Clerk



TOWN OF SHREWSBURY

Richard D. Carney Municipal Office Building
100 Maple Avenue
Shrewsbury, Massachusetts 01545-5338

Decision of the Zoning Board
REGARDING APPLICATION FOR SPECIAL PERMIT FOR PROPERTY AT
29 SMITH ROAD

George LaConte
276 Plantation St. Worcester MA 01604

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SHREWSBURY, MASS

Procedural History

- 1) An Application Form of Appeal was filed in the Office of the Shrewsbury Town Clerk on December 30, 2021.
- 2) The applicant and owner is George LaConte, 276 Plantation St, Worcester MA 01604.
- 3) The subject property is located on Shrewsbury Assessor's Tax Plate 51, Plot 033000.
- 4) The subject property is located within the Town's Residence B-2 zoning district.
- 5) A public hearing was held on January 31, 2022 and February 28, 2022. A copy of the minutes for the hearing is available in the office of the Building Inspector.
- 6) The application was accompanied by the following documents:
 - a. Plan entitled "Building Permit Plan," on one (1) sheet, dated December 9, 2021, prepared by hs&t group, inc, 75 Hammond Street, Worcester MA 01610.
 - b. Plan entitled "Certified Plot Plan," on one (1) sheet, dated May 18, 2020, prepared by hs&t group, inc, 75 Hammond Street, Worcester MA 01610.

Findings

- 1) The appellant proposes to demolish and reconstruct a pre-existing nonconforming single family dwelling on the subject property, in the Residence B-2 zoning district.
- 2) The existing dwelling is nonconforming due to the easterly and westerly side yards, rear yard, frontage, and the lot area.
- 3) The proposed dwelling is nonconforming due an easterly side yard setback of three and three tenths feet (3.3'), an westerly side yard setback of three feet (3'), the rear yard setback of thirty two feet (32') and thirty two feet (32') of frontage.
- 4) The required side yard setback is ten feet (10'), required rear yard setback is forty feet (40'), and the required frontage is one hundred feet (100').
- 5) The Zoning Board of Appeals was mindful of the statements and comments of the applicant, the abutters, and the general public.
- 6) The Board found that the demolition and reconstruction of a pre-existing nonconforming single family dwelling on the subject property, in the Residence B-2 zoning district, as shown on plan entitled

"Building Permit Plan," on one (1) sheet, dated December 9, 2021, prepared by hs&t group, inc, 75 Hammond Street, Worcester MA 01610, will not create a nuisance by virtue of noise, odor, smoke, vibration, traffic generated, unsightliness or other conditions detrimental to the public good.

Decision

The Shrewsbury Zoning Board of Appeals voted on February 28, 2022 to GRANT a Special Permit under IV.B of the Shrewsbury Zoning to demolish and reconstruct a pre-existing nonconforming single family dwelling on the subject property, in the Residence B-2 zoning district, as shown on the abovementioned plans.

The motion to approve the Special Permit for the Shrewsbury Zoning Bylaw was entered by a vote of the Board of five (5) in favor and zero (0) opposed with no conditions.

	Vote
Ms. Lynch	Yes
Ms. Cossette	Yes
Mr. Mulcahy	Yes
Mr. Fullen	Yes
Ms. Refolo	Yes

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SHREWSBURY, MASS

In accordance with Chapter 40A, Section 15 of the Massachusetts General Laws, you are hereby advised that any person aggrieved by the decision of the Board relative to this matter must file an appeal as provided for in Section 17 of said Chapter 40A, within twenty (20) days from the date of the filing of this decision with the office of the Shrewsbury Town Clerk.

In accordance with Chapter 40A, Section 11, of the Massachusetts General Laws, you are hereby advised that the decision of the Town of Shrewsbury Zoning Board of Appeals relative to this matter has been filed in the office of the Shrewsbury Town Clerk and that the matter of a decision concerning a petition or application for Variance or Special Permit, or any extension, modification, or renewal, does not take effect until a copy of this decision, bearing the certification of the Town Clerk that twenty (20) days have elapsed after the date of filing of the decision in the Town Clerk's office with no appeal having been filed or that if such appeal has been filed it has been dismissed or denied, is recorded in the Worcester District Registry of Deeds and indexed in the grantor index under the name of the owner of record or is recorded and noted on the owner's certificate of title. Therefore, on or about March 22, 2022 you may obtain from the Shrewsbury Town Clerk a copy of said decision for recording, provided that no appeal of this decision has been filed.

CERTIFICATION OF TOWN CLERK OF NO APPEAL

This is to certify that Notice from the Zoning Board of Appeals of approval of the within decision was received and recorded by me on (March 1, 2022) at () and no Notice of Appeal from such approval was received by me during the twenty days next after receipt and recording of such Notice of Approval.

Date _____ Sharyn Thomas, Town Clerk

*Michael Gagan, Chair
William Talcott, Vice-Chair
Robert S. Largess, Jr.
Scott Paul
Walter A. Baker*

*Jennifer S. Hager
Planning & Economic Development Director*



*Sutton Town Hall
4 Uxbridge Road
Sutton, Massachusetts 01590
Telephone: (508) 865-8729
Fax: (508) 865-8721*

TOWN OF SUTTON PLANNING BOARD & DEPARTMENT

Sutton Planning Board

Date Application Filed: 1/31/22
Action Requested: Modification of Site Plan Approval
Applicant/Owner: Lifesong Church
Location: 65 Gilmore Drive

At a meeting held on **February 28, 2022**, the Sutton Planning Board ("Planning Board"), voted to **APPROVE** the Modification of Site Plan Approval for property located at 65 Gilmore Drive. The application proposes to construct a 9,900 s.f. addition to the existing building.

The Planning Board opened a public hearing on the application on **February 28, 2022** pursuant to notice thereof, published in the Millbury/Sutton Chronicle and mailed to all parties in interest, all abutting Towns, and posted at the Sutton Town Hall.

The decision was filed with the Town Clerk on **March 2, 2022**.

If you wish to view the full text of the approvals, you can do so in the Office of the Town Clerk or the Planning Office.

*Michael Gagan, Chair
William Talcott, Vice-Chair
Robert S. Largess, Jr.
Scott Paul
Walter A. Baker*



*Sutton Town Hall
4 Uxbridge Road
Sutton, Massachusetts 01590
Telephone: (508) 865-8729
Fax: (508) 865-8721*

*Jennifer S. Hager
Planning & Economic Development Director*

TOWN OF SUTTON PLANNING BOARD & DEPARTMENT

Sutton Planning Board

Date Application Filed: 1/31/22
Action Requested: Use Special Permit & Waiver of Site Plan Review
Applicant: Jamie Burke
Owner: Rensselaer Properties, Greenland, NH
Location: 356 Manchaug Road

At a meeting held on **February 28, 2022**, the Sutton Planning Board ("Planning Board"), voted to **APPROVE** the Use Special Permit & Waiver of Site Plan Review for property located at 356 Manchaug Road owned by Rensseler Properties, Greenland, NH. The application proposes to use the first floor of the existing building located at the above location for a retail home design product store.

The Planning Board opened a public hearing on the application on **February 28, 2022** pursuant to notice thereof, published in the Millbury/Sutton Chronicle and mailed to all parties in interest, all abutting Towns, and posted at the Sutton Town Hall.

The decision was filed with the Town Clerk on **March 2, 2022**.

If you wish to view the full text of the approvals, you can do so in the Office of the Town Clerk or the Planning Office.

Michael F. Gagan, Chair
William Talcott, Vice-Chair
Robert S. Largess, Jr.
Scott Paul
Walter A. Baker



Sutton Town Hall
4 Uxbridge Road
Sutton, Massachusetts 01590
Telephone: (508)865-8729
Fax: (508)865-8721

Jennifer S. Hager,
Planning & Economic Development Director

TOWN OF SUTTON PLANNING BOARD & DEPARTMENT

Sutton Planning Board Public Hearing Notice

In accordance with the provisions of Section VI.H – Retreat Lots of the Sutton Zoning Bylaw, the Planning Board will hold a public hearing on the application of Dorothy Page. The applicant seeks to designate a portion of 435 Boston Road as a retreat lot with 5.5 +/- acres and 50' of frontage.

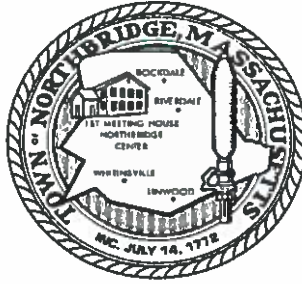
The hearing will be held on March 28, 2022 at 7:00 P.M. This meeting will be held at Sutton Town Hall in the 3rd floor meeting room and individuals may also participate remotely by using the online Zoom application at: <https://zoom.us/join> or via phone at 1-929-205-6099 US and (New York) **Meeting ID: 873 1188 2393 Passcode: 133038**

A copy of the filing may be viewed at the office of the Town Clerk or by visiting the Planning Board page at <https://www.suttonma.org>. You may provide input at the public meeting or by emailing it to j.hager@town.sutton.ma.us.

Michael Gagan, Chair

Published March 10 & 17, 2022

TOWN OF SUTTON
'22 MAR 1 PM 12:52 *JS*



NORTHBRIDGE PLANNING BOARD

NOTICE OF PUBLIC MEETING

In accordance with provisions of Massachusetts General Laws and Chapter 174 -Zoning Section 173-49.1 [Site plan review by Planning Board], the Planning Board shall hold a public meeting (via ZOOM) **Tuesday, March 22, 2022 (7:05PM)** to consider application of Town of Northbridge (Chief David White) for modification of the approved Fire Station to be located at 1681 Providence Road (Assessor Map 21 Parcel 27) within the Residential-Three (R3) Zoning District of the Town of Northbridge.

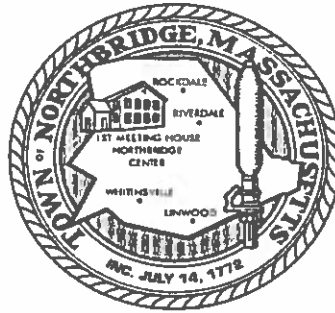
Copy of Site Plan Modification dated February 22, 2022 prepared by Samiotes Consultants, Inc. and other supportive documents (revised Stormwater Report) are on file with Town Clerk (7 Main Street) and Community Planning & Development (14 Hill Street) and may be viewed during posted office hours or via the town's webpage at: northbridgemass.org/planning-board

Pursuant to Chapter 20 of the Acts of 2021, this public meeting shall be conducted via remote means. Members of the public who wish to access the meeting may do so in the following manner: (ZOOM Meeting ID/Passcode to be included on posted Agenda). No in-person attendance of members of the public will be permitted, and public participation in any public hearing conducted during this meeting shall be by remote means only.

The purpose of this notice is to provide opportunity for public comment. Anyone wishing to be heard may submit comments directly to Community Planning & Development at planning@northbridgemass.org or participate during said hearing.

Brian J. Massey, Chair
NORTHBRIDGE PLANNING BOARD

Cc:	Town Clerk	BOS/Town Manager	Board of Health	Building Department
	ConCom	DPW Director	Whitinsville Water Co.	Fire Department
	DPW -Highway	DPW -Sewer	Grafton Planning Board	Upton Planning Board
	Mendon Planning Board	Uxbridge Planning Board	Sutton Planning Board	D. Puccio
	Certified Abutters	Owner/Applicant/Engineer	Police Department	/File



NORTHBRIDGE PLANNING BOARD

NOTICE OF PUBLIC HEARING

In accordance with the provisions of Massachusetts General Laws and Chapter 173 Section(s) 173-12 [Table of Use Regulations]; 173-47 [Special Permit]; & 173-49.1 [Site Plan Review by Planning Board] of the Northbridge Zoning Bylaw, the Northbridge Planning Board shall hold a public hearing (via ZOOM) **Tuesday, March 22, 2022 at 7:45 PM** to consider the application of SR Golf Club, LLC (Tewksbury, MA) for a 9 Hole Par 3 Golf Course for subject property identified as Assessors Map 25 Parcel(s) 151 & 162 located on Upton Street, consisting of ± 17.56 acres within the Industrial-One (I1) Zoning District of the Town of Northbridge.

Copy of Special Permit & Site Plan Review Application(s) dated January 03, 2022; Site Development Plan entitled "Par 3 Golf Course" prepared by VHB, Inc. dated January 26, 2022 and other supportive documents are on file with Town Clerk (7 Main Street) and Community Planning & Development (14 Hill Street) and may be viewed during posted office hours or via the town's webpage at: northbridgemass.org/planning-board.

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Brian J. Massey, Chair
NORTHBRIDGE PLANNING BOARD

Cc:	Town Clerk	BOS/Town Manager	Board of Health	Building Department
	ConCom	DPW Director	Whitinsville Water Co.	Fire Department
	DPW -Highway	DPW -Sewer	Grafton Planning Board	Upton Planning Board
	Mendon Planning Board	Uxbridge Planning Board	Sutton Planning Board	D. Puccio
	Certified Abutters	Owner/Applicant/Engineer	Police Department	/File

TOWN OF MILLBURY, MASSACHUSETTS
The Planning Board

NOTICE OF DECISION
ON
STORMWATER MANAGEMENT PERMIT

RICE POND VILLAGE

RECEIVED
TOWN CLERK
2022 FEB 16 PM 2:54
MILLBURY, MASS.

Applicant:
Whitney Street Home Builders, LLC
118 Turnpike Road, Suite 200
Southborough, MA 01772

Date: February 14, 2022

Owner:
McLaughlin Family Living Trust &
John Antaya and Kathleen Mardirosian

Premises Affected in Millbury, MA:
17 Rice Road, Assessor's Map 63, Parcels 75 & 144

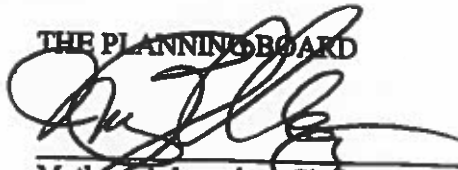
Referring to the above application to construct a multi-family development consisting of 46 dwelling units, the Planning Board opened a public hearing on May 10, 2021 that was continued to June 14, 2021, July 12, 2021, August 9, 2021, September 13, 2021 (no testimony taken), September 27, 2021, October 25, 2021 (no testimony taken), November 22, 2021, December 13, 2021, January 10, 2022, and January 24, 2022. All sessions of the public hearing were broadcast live on Millbury Public Access Television, live-streamed on the Millbury Public Access Television website, and live-streamed via the ZOOM video and audio conferencing online platform, allowing members of the public to follow the proceedings of the Planning Board while they were occurring and allowing members of the public to participate in the hearing through real-time active participation, in accordance with the Governor's Executive Order Suspending Certain Provisions of the Open Meeting Law, G.L. c. 30A, § 20, dated March 12, 2020 and Chapter 20 of the Acts of 2021. After closing the public hearing, the Planning Board at its meeting on February 14, 2022 voted to **APPROVE** a Post-Construction Stormwater Management Permit under Title 13, Chapter 13.15 of the Millbury Municipal Code. Voted: Richard Gosselin (yes), Mathew Ashmankas (yes), Bruce Devault (yes), Terry Burke Dotson (yes), Paul Piktelis (yes).

The decision of the Board, together with detailed record of its proceedings stating the reasons for the decision, shall be filed within 14 days after the hearing in the office of the Town Clerk. Decision filed with Clerk

February 16, 2022

IMPORTANT: Any appeal from the decision of the Planning Board can be made only to the Court and must be made pursuant to Section 17, Chapter 40A (M.G.L.) as amended, and must be filed within twenty (20) days after the date of filing of the decision with the Town Clerk.

THE PLANNING BOARD


Mathew Ashmankas, Clerk

TOWN OF MILLBURY, MASSACHUSETTS
The Planning Board

NOTICE OF DECISION
DENIAL OF MULTI-FAMILY SPECIAL PERMIT and
SITE PLAN REVIEW

RICE POND VILLAGE

Applicant:

Whitney Street Home Builders, LLC
118 Turnpike Road, Suite 200
Southborough, MA 01772

Date: February 14, 2022

RECEIVED
TOWN CLERK
2022 FEB 16 PM 2:54
MILLBURY, MASS.

Owner:

McLaughlin Family Living Trust &
John Antaya and Kathleen Mardirosian

Premises Affected in Millbury, MA:

17 Rice Road, Assessor's Map 63, Parcels 75 & 144

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The decision of the Board, together with detailed record of its proceedings stating the reasons for the decision, shall be filed within 90 days after the hearing in the office of the Town Clerk. Decision filed with Clerk

February 16, 2022

IMPORTANT: Any appeal from the decision of the Planning Board can be made only to the Court and must be made pursuant to Section 17, Chapter 40A (M.G.L.) as amended, and must be filed within twenty (20) days after the date of filing of the decision with the Town Clerk.

THE PLANNING BOARD

Mathew Ashmankas, Clerk

RICE POND VILLAGE

MULTIFAMILY SPECIAL PERMIT AND SITE PLAN REVIEW



TOWN OF UPTON, MASSACHUSETTS

Planning Board

RECEIVED

By Kelly A McElreath at 12:28 pm, Feb 28, 2022

Notice of Planning Board Hearing Relative to Road Acceptance

Pursuant to M.G.L. Chapter 41, Section 81-T & 81-U

The Planning Board of the Town of Upton, Massachusetts will hold a public hearing on **Tuesday, March 22, 2022 at 7:05 pm – virtual meeting*** for the following:

Petition of Grove Upton Development LLC, 120 Quarry Dr, Milford MA for Road Acceptance of Summer's Circle ("Whitney Farms" Subdivision). The following plans were prepared and submitted by Guerriere & Halnon, Inc: "AsBuilt Plan & Profile of Summers Circle" dated 1/14/2022 and "Layout Plan of Summers Circle" dated 8/17/2020; written legal descriptions of the road and easements also submitted.

Copies of the applications will be available for review at: <https://www.uptonma.gov/planning-board>. Any person interested or wishing to be heard on this application should call or sign in to the virtual meeting at the designated date & time.

**Note - Information for remote participation will be available on the agenda to be posted at: www.uptonma.gov.*

Paul Carey, Chair
Upton Planning Board

MDN 3/7/22 & 3/14/22



TOWN OF UPTON, MASSACHUSETTS

Planning Board

RECEIVED

By Kelly A McElreath at 12:29 pm, Feb 28, 2022

Notice of Planning Board Hearing Relative to Amendment to Upton Zoning Bylaws

Pursuant to MGL Chapter 40A, Section 5 the Upton Planning Board will hold a public hearing for proposed amendment to the Upton Zoning Bylaws. The public hearing for the following proposed amendment will be held on **Tuesday, March 22, 2022 at 7:20 pm***:

To amend Section 300-7.5 Large Lot Frontage Reduction Special Permit by deleting and replacing language within the bylaw.

The complete text of the proposed amendment is available for inspection during regular business hours at the Town Clerk's office and on the Town of Upton website. Any person interested or wishing to be heard on the zoning proposal should appear at the time and place designated.

Paul Carey, Chair
Upton Planning Board

***Note:** This meeting will be held by remote participation. Information for remote access to this meeting will be available on the Upton website: www.uptonma.gov.